141.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	756,400	/	756,400
USE VALUE:	756,400	/	756,400
ASSESSED:	756,400	/	756,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
277		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SELIG HEIDI J
Owner 2:	
Owner 3:	
Street 1:	277 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AVERELL SELIG SHIRLEY--ETAL -
Owner 2:	SELIG HEIDI J -
Street 1:	277 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,199 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4199.000	319,600		436,800	756,400
Total Card	0.096	319,600		436,800	756,400
Total Parcel	0.096	319,600		436,800	756,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.77 | /Parcel: 439.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	90485
GIS Ref	
GIS Ref	
Insp Date	01/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0002-0008.0

!10875!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,700	0	4,199.	436,800	756,500	756,500	Year End Roll	12/18/2019
2019	101	FV	252,600	0	4,199.	409,500	662,100	662,100	Year End Roll	1/3/2019
2018	101	FV	252,600	0	4,199.	338,500	591,100	591,100	Year End Roll	12/20/2017
2017	101	FV	252,600	0	4,199.	311,200	563,800	563,800	Year End Roll	1/3/2017
2016	101	FV	252,600	0	4,199.	283,900	536,500	536,500	Year End	1/4/2016
2015	101	FV	238,400	0	4,199.	278,400	516,800	516,800	Year End Roll	12/11/2014
2014	101	FV	238,400	0	4,199.	258,800	497,200	497,200	Year End Roll	12/16/2013
2013	101	FV	238,400	0	4,199.	246,200	484,600	484,600		12/13/2012

PRINT

Date	Time
12/11/20	01:07:12

LAST REV

Date	Time
01/25/18	18:30:57

apro

TAX DISTRICT

PAT ACCT. 10875

USER DEFINED

Prior Id # 1:	90485
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AVERELL SELIG S	1240-197		8/7/2001	Family	1	No	No		
AVERELL SELIG S	1240-197		8/2/2001	Family	1	No	No		
	1085-79		8/1/1991		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2013	1241	Re-Roof	3,334	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
4/1/2009	Missed Appt.	189	PATRIOT
1/14/2009	Measured	372	PATRIOT
5/2/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/10/1999	Entry Denied	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4199		Sq. Ft.	Site		0	80.	1.30	9									436,777						436,800	

Total AC/HA:	0.09640	Total SF/SM:	4199	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	436,777	Spl Credit		Total: 436,800

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26046515
Const Adj.:	0.98990101
Adj $ / SQ:	162.206
Other Features:	80000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463237
Depreciation:	143603
Depreciated Total:	319634

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

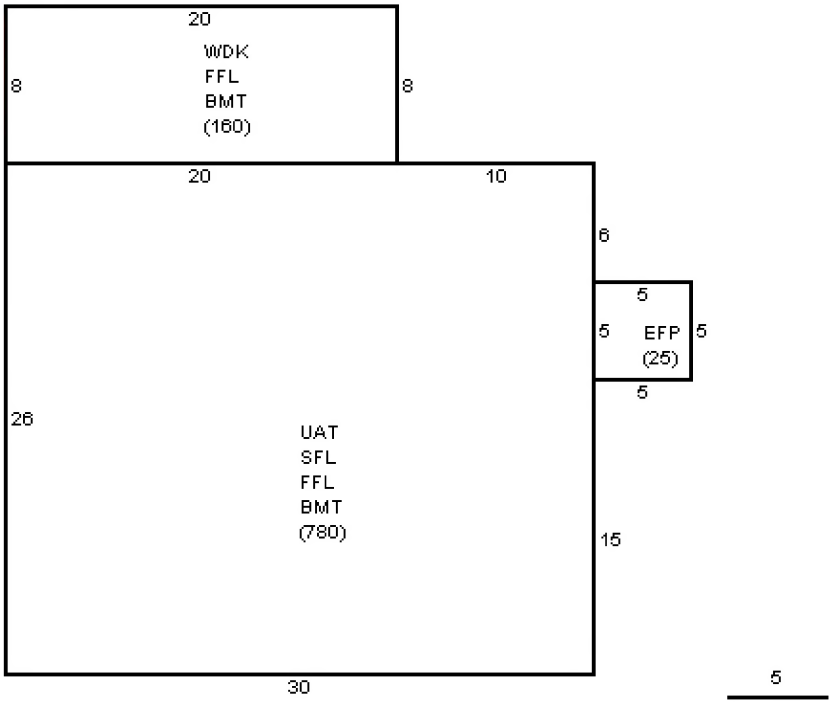
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.43
Special Features:	0	Val/Su Net:	105.13
Final Total:	319600	Val/Su SzAd	185.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	940	48.660	45,742
FFL	First Floor	940	162.210	152,473
SFL	Second Floor	780	162.210	126,520
UAT	Upper Attic	195	64.880	12,652
WDK	Deck	160	12.130	1,940
EFP	Enclos Porch	25	71.870	1,797

Net Sketched Area:	3,040			Total:	341,124
Size Ad	1720	Gross Are	3625	FinArea	1720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: